



STATE OF CONNECTICUT

DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546



Office of the
Commissioner

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Public Hearing – March 7, 2011 Transportation Committee

Testimony Submitted by Deputy Commissioner James P. Redeker Department of Transportation

S.B. 825 - An Act Amending State Traffic Commission Certificate of Operation Thresholds.

The Department of Transportation (Department) offers the following comments and alternative language to S.B. 825.

Developments consisting entirely of residential units are recognized as a unique breed of development that warrants some special consideration regarding the need for a State Traffic Commission (STC) certificate of operation. However, the Department is concerned that the bill, as written, leaves the potential for developers to build or expand residential developments which will ultimately be larger than 100 units, in 100 unit increments to circumvent the STC certification process.

Below is alternative language for the Committee's consideration. With inclusion of the proposed language in bold, ConnDOT also suggests, in the interest of consistency, that the 100 unit threshold be used even if a club house or similar amenity open to the public is provided as part of the development
S.B. 825:

(a) No person, firm, corporation, state agency, or municipal agency or combination thereof shall build, expand, establish or operate any open air theater, shopping center or other development generating large volumes of traffic, having an exit or entrance on, or abutting or adjoining, any state highway or substantially affecting state highway traffic within this state until such person or agency has procured from the State Traffic Commission a certificate that the operation thereof will not imperil the safety of the public, except that: (1) Any NEW OR EXPANDING development that contains A TOTAL OF one hundred or fewer residential units WITH NO FUTURE POTENTIAL FOR ADDITIONAL UNITS, shall not be required to obtain such a certificate if such development is a residential-only development and not part of a mixed-use development containing office, retail or other such nonresidential uses.], and (2) any development that contains seventy-five or fewer residential units and has an associated club house or similar amenity that is open to the public shall not be required to obtain such a certificate.]

For further information or questions, please contact Pam Sucato, Legislative Program Manager for the Department of Transportation, at (860) 594-3013.